



Water Efficient Landscape Ordinance Reporting Form

C1	Agency Name:	City of San Diego, Development Services Department
C2	Address:	1222 First Avenue, MS 501, San Diego, CA 92101
C3	Contact Name:	Jeannette De Angelis
C4	Title:	Program Manager
C5	Phone Number:	619-446-5212
C6	Phone Extension:	N/A
C6	Email:	ideangelis@sanidiego.gov
1a	Is your agency adopting a single agency ordinance OR a regional agency alliance ordinance?	Single Agency Ordinance
1b	Date of adoption OR anticipated adoption:	<p>The City is in the process of updating the landscape development code to include the necessary changes required by the updated MWELO. The update involves amending the City's Municipal Code and certified local coastal program and will apply within various airport influence areas surrounding the San Diego International Airport, Brown Field, Montgomery Field, Gillespie Field, and MCAS Miramar, which means special procedural steps must be followed to comply with state law. To date, the item has been presented to the following groups as is typical of the code amendment process:</p> <ul style="list-style-type: none">• Code Monitoring Team reviewed the item on October 14, 2015 and November 10, 2015 and recommended approval• Technical Advisory Committee reviewed the item on October 14, 2015 and recommended approval• Community Planners Committee reviewed the item on November 24, 2015 and recommended approval <p>The required public hearing approval steps can now proceed which include:</p> <ul style="list-style-type: none">• Planning Commission in January 2016• City Council Committee on Smart Growth and Land Use in Feb. 2016• City Council first hearing and second reading hearing in March 2016• Required Airport Authority and Coastal Commission review and approvals will follow City Council. <p>This means the ordinance could be effective in areas outside of the coastal zone as early as May 2016.</p>
2a	Reporting period:	
2b	December 1, 2015 through December 28, 2015 (all agencies)	<input checked="" type="radio"/>
2c	February 1, 2016 through February 28, 2016 (additional reporting period for agencies crafting regional ordinances with other agencies)	<input type="radio"/>
3a	Are you using:	a locally modified Water Efficient Landscape Ordinance (WELO)
3b	For agencies who have adopted a modified WELO	
3c	Is it at least as efficient as MWELO?	Yes
3d	URL for your WELO	http://docs.sandiego.gov/municode/MuniCodeChapter14/Ch14Art02Division04.pdf
3e	List major changes from the State's MWELO	Currently don't require reporting of landscape area square footage for projects not subject to a water budget; currently don't regulate single family dwellings or landscape retrofits outside of an original development permit landscape requirement. Currently require water budgets and irrigation audits for any new development projects with landscape areas at or over 1000 square feet.
3f	If specific types of projects are exempt (other than those already specified in MWELO), state what they are and the sections of the ordinance that they are exempt from.	None



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3g	Have elements from other regulations been incorporated (e.g., tree shading percent coverage requirement, stormwater capture requirements).	Yes
3h	If yes, describe:	Erosion control of slopes and disturbed lands through revegetation; energy conservation with provision of shade trees over streets, sidewalks, parking areas and other paving; water conservation with low water use planting and efficient irrigation design; stormwater compliance with swales/basins/rain gardens; brush management zones for fire safety in natural areas; visual quality improvements from public rights-of way, private streets and adjacent properties including street tree requirements.
4	If other agencies are implementing the ordinance, explain their role:	N/A
5	Permitted projects subject to the ordinance during the reporting period (*e.g., single family residences, commercial projects, landscape retrofits for which permits were finalized during the reporting period, etc.):	Permitted projects subject to local WELO are not currently tracked in our project tracking system. A detailed reverse scan was performed for the month of December 2015, however, no issued ministerial building or grading permits subject to the landscape regulations were found. For the next reporting period, search parameters will be established to facilitate the collection of this information.
6a	Total landscape area subject to the ordinance over the reporting period:	unknown at this time
6b	Unit of Measure (sq. ft. or acres)	Square Feet
7a	During the reporting period, how many of the following types of projects did your agency issue final permits on:	
7b	new housing starts	unknown at this time
7c	new commercial projects	unknown at this time
7d	landscape retrofits	unknown at this time
8	Describe the procedure for review of projects subject to the ordinance:	The Landscape section reviews building, grading, and public improvement plans for compliance with the Land Development Manual: Landscape Standards; the Land Development Code: Landscape Regulations and with any conditions of approval in previously approved discretionary land use permits and/or tentative maps. Additionally, reviewers review mapping actions which include mapped brush management zones, landscape easements, and landscape for condominium tentative maps.
9a	Describe actions taken to verify compliance:	Required landscape plans submitted for building, grading or public right of way permits are reviewed and approved if, and when, in conformance with the Landscape Regulations and supporting Landscape Standards. Water budget calculations are requested and reviewed when required. Development Services provides field inspections, reviews consistency with approved plans, collects and reviews irrigation audits signed by a Licensed Professional. Audits are subject to Development Services determination-Tier 3 irrigation hold added by the plan checker (if subject). Inspection results "pass" if planting/ irrigation is consistent with plans, and if the audits verify compliance. Inspection results "progress" or "fail" if there are on going issues or audit fails.
9b	Is a plan check performed?	Yes
9c	If so, by what entity?	City of San Diego, Development Services Department, Landscape Review Section
10	Describe implementation and enforcement measures:	Landscape inspections and completion sign offs are conducted to assure projects are built per the approved exhibits/plans. If necessary, construction changes are reviewed to bring the projects into compliance. Prior to project completion, self certification from a professional licensed by the State is required when landscape irrigation audits are necessary. If not accepted by the City landscape inspector, plant/irrigation changes are requested and re-certified. Development Services does not go into the field to enforce water use after landscaping is installed and the final inspection is approved. The Public Utilities Department is responsible for enforcement actions taken regarding water waste.



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11	Explain challenges to implementing and enforcing the ordinance:	Updating and changing Municipal regulations at the Local level requires enormous staff effort and extensive stakeholder outreach, in addition to public hearings and City Council approval. The City of San Diego is committed to water conservation and efficiency for existing and new development. We instituted our first local WELO and Landscape Standards in 1997 and have updated it several times, including in 2009 to enhance the City's water conservation efforts.
12	Describe educational and other needs to properly apply the ordinance:	Broad outreach efforts have been initiated and will continue to inform our development community, landscape architects and smaller project applicants of the updated regulations. Information has been posted on the Development Services website and will be updated as the Municipal Code amendments take effect. Landscape calculation worksheets will need to be updated and distributed.
13	Additional Comments:	The City does not currently track and record the amount of landscape area square footage permitted during the development review process. We are attempting to update our tracking system to incorporate this information. If there are any changes to the DWRs survey request information, it would be most helpful to get that information out to permitting Agencies sooner than later. If additional information is sought that is not currently tracked by Municipalities, it will save time and effort in collecting requested information going forward verses having to look back in time.

[Please submit reports, including a copy of your local water efficient landscape ordinance, via email to \[WELO@water.ca.gov\]\(mailto:WELO@water.ca.gov\) by December 31, 2015.](#)
[Agencies preparing a regional ordinance must submit an additional report by March 1, 2016. For questions, please call Ms. Julie Saare-Edmonds at \(916\) 651-9676.](#)